

Recommended Findings - Parcel Map

Approval of a Parcel Map requires a finding to be made and any of eight other findings not to be made.

A. If the following finding can be made, the Administrative Hearing Officer should recommend approval of the Parcel Map.

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and any applicable specific plan.

B. However, if any of the following findings can be made, the Administrative Hearing Officer should recommend denial of the Parcel Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff was not able to make the first finding (A.1) and was able to make one of the second set of findings (B.1), and recommends denial of the Parcel Map.

The City places a strong value on the opportunity for ownership units and the Community Development strategy has encouraged this type of development. This type of subdivision has been supported elsewhere in the City. However, the Moffett Park Specific Plan – Transit Oriented Development (MP-TOD) was established to promote high density Class A office space in the area along the

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light rail system. The proposed subdivision of the existing building runs counter to the Specific Plan goals as it reduces the likelihood that this building will be redeveloped in the near future to meet the density goals for this area. The proposed subdivision does not meet the goals for the Moffett Park Specific Plan area.